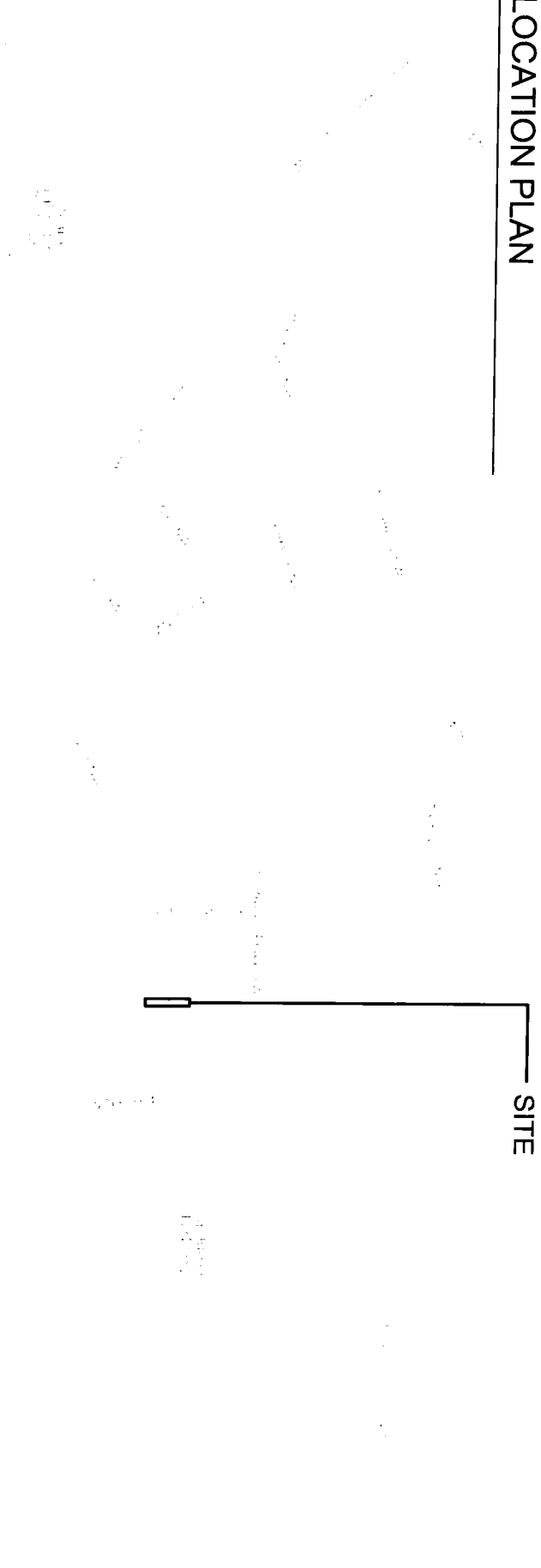


RENOVATION AND ADDITION
4419 Q ST NW
WASHINGTON, DC 20007

LOCATION PLAN



OWNER:
JOSE MERINO & JULIETA CARIDE
4419 Q Street NW
Washington, DC 20007

PROJECT DESCRIPTION:
New 2-story + cellar rear addition to an existing 2-story + cellar residence.

ZONING DATA:
Type: 2-Story + Cellar Attached Row Dwelling (Single Family)
Square: 1351
Lot: 0134
Zoning District: R-3
ANC: 3D-09

	ALLOWED	EXISTING	PROPOSED
Min. Lot Width:	D 302.1 20 feet	18 feet	Unchanged
Min. Lot Area:	D 302.1 2000 sq ft	2,025.0 sq ft	Unchanged
Min. Previous Surface:	D 308.3 20%	29%	Unchanged
Max. Dwelling Units:	D 201 2	1	Unchanged
Max. Stories:	D 303.1 3 stories	2 stories	Unchanged
Max. Height:	D 303.1 40 feet	Unchanged	Unchanged
Max. Lot Occupancy:	D 304.2 60%	37.6%	46.0%
Required Rear Yard Setback:	D 306.2 20 feet	54.5 feet	44.5 feet
Required Side Yard Setback:	D 307.3 None required	None	Unchanged
Parking Space:	C 701.5 1	1	Unchanged
Maximum FAR:	None prescribed		

RELEVANT CODE:
2016 DCMR 11 - ZONING REGULATIONS
2012 IRC AS AMENDED BY DCMR TITLE 12, 2013 DC RESIDENTIAL CODE SUPPLEMENT

CODE ANALYSIS:
FIRE ALARM: NONE
SPRINKLER SYSTEM: NONE
FIRE DETECTION SYSTEM: HARD WIRED WITH BATTERY BACKUP
FIRE RATING:
EXISTING EXTERIOR LOAD BEARING PARTY WALLS: 2-HR
EXISTING & NEW FLOOR FRAMING: 0-HR
NEW EXTERIOR WALLS ON PROPERTY LINE: 1-HR
NEW ROOF FRAMING: 1-HR

INDEX OF DRAWINGS

- G-0 COVER SHEET
- G-1 PROPOSED SITE PLAN
- G-2 AERIAL PHOTOS
- G-3 CONTEXT PHOTOS

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P.D.R.M. (ZONING)

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202.455.6237 OLD CITY DESIGN.US

CLIENT:

CARIDE MERINO RESIDENCE
4419 Q STREET NW
WASHINGTON, DC 20007

DATE: 09.19.2018
SCALE: NONE

COVER SHEET



G-0

15' PUBLIC ALLEY

18'

18'

18'

54'-6"
REAR YARD SETBACK

44'-6"
REAR YARD SETBACK
(PROPOSED)

47'
REAR YARD SETBACK

PROPOSED REAR STAIR /
LANDING / DECK

PROPOSED 2-STORY +
CELLAR REAR ADDITION

EXISTING TRELLIS

EXISTING ONE STORY +
CELLAR REAR ADDITION

112'-6" 112'-6"

35'

35'

36'-6"

4421 Q ST NW
SQU 1351
LOT 0135

4419 Q ST NW
SQU 1351
LOT 0134

4417 Q ST NW
SQU 1351
LOT 0133

2-STORY +
CELLAR BRICK
RESIDENCE

2-STORY +
CELLAR BRICK
RESIDENCE

3-STORY +
CELLAR BRICK
RESIDENCE

EXISTING FRONT WALL
(1st LEVEL)

EXISTING FRONT WALL
(2nd LEVEL)

Q STREET NW

CLIENT:

CARIDE MERINO RESIDENCE
4419 Q STREET NW
WASHINGTON, DC 20007

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DATE: 10.18.2018
SCALE: 1/8" = 1'-0" 0 2 10

PROPOSED
SITE PLAN



G-1